

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 21, 2009**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SDR-31641 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: JUAN ELIAS - Request for a Site Development Plan Review FOR A
1,498 SQUARE-FOOT OFFICE BUILDING CONVERSION WITH WAIVERS TO ALLOW A
ONE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER
WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE
BUFFER ALONG THE SOUTH AND WEST PERIMETERS WHERE 15 FEET IS
REQUIRED on 0.15 acres at 2301 East Bonanza Road (APN 139-26-811-094), N-S
(Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff
recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda - Support Postcard
7. Backup Referenced from the 12-18-2008 Planning Commission Meeting Item 19

Motion made by GARY REESE to Hold in abeyance to 2/4/2009

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-DAVID W. STEINMAN); (Did Not Vote-None); (Excused-RICKI Y. BARLOW, LOIS TARKANIAN)

NOTE: Under Item 66, COUNCILMAN STEINMAN disclosed that, as a Planning Commissioner, he had voted on 90 percent of the items on this agenda; therefore, he would abstain on each of those items on the advice of Counsel.

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NOTE: COUNCILMAN REESE disclosed that his business is located within the notification area, but that would have no adverse affect on his ability to vote.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

JUAN ELIAS, 4508 Solar Eclipse Drive, was present. Realizing MR. ELIAS' difficulty with communicating the purpose of the Site Development Plan Review, COUNCILMAN REESE recommended the application be held in abeyance to enable his Liaison, SUSIE MARTINEZ, to interpret and to assist MR. ELIAS with his presentation.

MAYOR GOODMAN declared the Public Hearing closed.

